

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION * ZONING COMMISSIONER
W/S Carlson Lane, 1667.53' S *
of Old Court Road * OF BALTIMORE COUNTY
8401 Carlson Lane *
2nd Election District * CASE # 91-220-SPHX
2nd Councilmanic District *
Legal Owner: Baltimore County
Hospital and Health System, Inc.
Lessee: Kids Place, Inc.
Petitioners *

FINDINGS OF FACTS AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to the Petition for Special Hearing, permission to use as of right a group child care center, Class B, within a hospital under Section 424.2.C of the Baltimore County Zoning Regulations (B.C.Z.R.) and, in the alternative, pursuant to the Petition for Special Exception, permission to use the herein described property for a group child care center, Class B, in a D.R.5.5 zone, under Section 424.5.A of the B.C.Z.R., with the drop-off and delivery area in the front yard as may be permitted under Section 424.7 of the B.C.Z.R., as more particularly described on Petitioners' After Received Exhibits A and B.

The Petitioners, by Robert Hoffman, Esquire and Paul Consbruck, Esquire, appeared and testified. Appearing and testifying on behalf of the Petitioners were Frank Welsh, Director, Baltimore County Office of Community Development, George Gavrelis, Land Planner and Zoning Consultant, Leonard Taylor, Jr., Architect, Mark Shugarman, Vice President for Baltimore County General Hospital, Mark Rosenberg, General Partner for Randallstown Child Care Property Ltd. Partnership, Betty Adler, Alvin Johnson, Sheila Johnson, Gail McHugh, Dennis W. Rey and Judith Mayrer. Appearing and testifying as Protestants were Ella Campbell and Alicia Foster. Appearing as an interested party was Ben Marks.

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Date 4/23/91
By [Signature]

Testimony indicated that the subject property, known as 8401 Carlson Lane, consists of 2.9 acres +/- zoned D.R.5.5 and is currently unimproved.

Proffered testimony indicated that the property is currently owned by the Baltimore County General Hospital who desires to lease the improvements to Kids Place, Inc., who will be the operators of the day care facility.

Steve Lockett, Professional Engineer, testified regarding setback requirements and indicated that, in all respects, the proposed project meets the setback requirements of the B.C.Z.R.

Mark Shugarman, Vice President of the Baltimore County General Hospital, testified regarding the need for the proposed day care facility. He indicated that the center will be located across the street from the subject hospital which will provide easy access for hospital employees to drop off and pick up their children. He testified, that while hospital employees will be the primary users of this facility, the facility will be available for community use. He indicated that the day care center could not be located closer to the hospital because all available acreage in close proximity to the hospital is reserved for medical-type services. He indicated that the hours of operation for the center will be from 6:00 A.M. until 8:00 P.M., seven (7) days per week. Mr. Shugarman testified that, in his opinion, the proposed day care center is consistent with Section 502.1 of the B.C.Z.R. and is compatible with the character and general welfare of the surrounding neighborhood.

Mr. Frank Welsh, Director of the Baltimore County Office of Community Development, appeared and testified in support of Petitioners' proposal, citing the need for this service in the community.

Leonard Taylor, Jr., Architect, testified that many of the mature trees currently on the site will be retained and incorporated into the development

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plan. He indicated that the proposed layout and landscaping will provide adequate screening for the surrounding residential community. He concluded by stating that, in his opinion, the proposed use was compatible with the residential uses in the surrounding area.

Ms. Betty Adler testified that she is currently a day care operator and will be directly supervising the proposed center, if granted. She indicated that the center is equipped to handle 142 children and will employ 20 employees. She also indicated that Kids Place, Inc., is in the process of instituting an accredited kindergarten program for this center.

Mr. Wes Guckert, Traffic Engineer, testified that he performed traffic studies for the subject site based on 142 children. He testified regarding the peak hour periods regarding on site vehicular traffic and the current status of the local intersections. Mr. Guckert concluded that the subject site will have no negative impact on vehicular traffic in this community.

Mr. George Gavrelis, Professional Land Planner and Zoning Consultant, discussed at length the surrounding area uses. He concluded that, in his opinion, the Petitioners' proposal meets the requirements of Section 502.1 of the B.C.Z.R. and that the proposed project will have no adverse impact on the surrounding community.

Ms. Sheila Johnson, Ms. Gail J. McHugh and Ms. Judith Mayrer, all employees of the Baltimore County General Hospital, testified and concurred that the employees of the Hospital are in need of affordable, quality day care located within close proximity to the hospital.

Mr. Ben Marks testified that his main concern involved vehicular and pedestrian traffic. He indicated that Carlson Road is utilized by school children and indicated that the proposed drop-off area may present a hazard to school children walking on this road. He also indicated that bus traffic

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is heavy, and he was concerned that the proposed facility will exacerbate an already congested traffic area.

Ms. Ella White Campbell, Protestant, testified that she is concerned that the Petitioners' proposal will have a negative impact on the health, safety and general welfare of this community. She indicated that she would like to see speed bumps strategically located around the subject site and other such safety measures implemented that are deemed necessary by the appropriate Baltimore County agency. She concluded by saying that she desires more open and ongoing dialogue between the Petitioners and the subject community.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibits would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets,

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By [Signature]

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PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Case No. 91-220-SPHX

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.1 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the use as of right of a group child care center, Class B within a hospital under Section 424.2.C of the BCZR.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Baltimore County Hospital and Health System, Inc. (Type or Print Name) Signature: [Signature] Address: [Address] City and State: [City and State]	Legal Owner(s): Baltimore County Hospital and Health System, Inc. (Type or Print Name) Signature: [Signature] Address: [Address] City and State: [City and State]
Attorney for Petitioner: Robert A. Hoffman, Esquire (Type or Print Name) Signature: [Signature] Address: [Address] City and State: [City and State]	Attorney for Petitioner: Robert A. Hoffman, Esquire (Type or Print Name) Signature: [Signature] Address: [Address] City and State: [City and State]
210 Allegheny Avenue Address Towson, Maryland 21204 City and State	Name, address and phone number of legal owner, contact purchaser or representative to be contacted Robert A. Hoffman, Esquire 210 Allegheny Avenue Towson, Maryland 21204 Address Phone No. 823-4111
Attorney's Telephone No.: 823-4111	

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of April, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of April, 1991, at 2:30 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

Z.C.O.-No.1

(over)

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Date 4/23/91
By [Signature]

or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

The Petitioners also requested, pursuant to the Petition for Special Hearing, that the day care facility be granted as a matter of right. Insofar as the requested relief has been granted, pursuant to the Petition for Special Exception, and it was not established that the day care center was "within" the subject hospital, the Special Hearing relief is rendered moot and, therefore, will be dismissed.

Pursuant to the advertisement, posting of the property, and public hearing on the Petition for Special Exception held, and for the reasons given above, the relief requested should be granted and the Petition for Special Hearing shall be rendered moot and, therefore, dismissed.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 23rd day of April, 1991 that, pursuant to Petition for Special Hearing, permission to use as a right a group child care center, Class B, within a hospital under Section 424.2.C of the Baltimore County Zoning Regulations (B.C.Z.R.), is hereby DISMISSED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, permission to use the herein described property for a group child care center, Class B, in a D.R.5.5 zone, under Section 424.5.A of the B.C.Z.R., with the drop-off and delivery area in the front yard as may be permitted under Section 424.7 of the B.C.Z.R., as indicated on Petitioners' After Received Exhibits No. A and B, is hereby GRANTED, subject, however, to the

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Date 4/23/91
By [Signature]

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following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. All outdoor lighting shall be no more than 10 ft. above grade. All exterior lighting shall be directed downward and shall not diffuse onto any residential property.

J. Robert Haines
Zoning Commissioner for Baltimore County

JRH:mmm
cc: Peoples Counsel

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By [Signature]

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111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 22, 1991

Robert Hoffman, Esquire
Paul Consbruck, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 91-220-SPHX
Petitions for Special Hearing and Special Exception
Kids Place, Inc.

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Special Exception have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mmm
cc: Peoples Counsel
cc: Protestants

[illegible]

SUBDIVISION: <u>STEVENS WOOD</u>		
ZONE: <u>DR 65</u>		
USE: <u>RESIDENTIAL - SINGLE FAMILY</u>		
PARCEL: <u>829</u>		
BLOCK: <u>C</u>		
LOT #	OWNER	RECORDED DB. # PG.
23	GERBER, LEE A. & DOROTHY	4327, 31
24	FORBES, ANITA G. GAMPSON - &	8172, 152
25	MININ, RUTH A. JR. & LILLIE M.	6234, 692
26	BOOKOFF, ALLEN R. & BARBARA	5383, 872
27	ROSENFIELD, STANLEY N. & SHEILA B.	4309, 440
28	SWARTZ, PAUL E. AL.	4303, 203
29	SCHNAPE, JOSEPH	5711, 509

SUBDIVISION: <u>STEVENSWOOD</u>		
ZONE: <u>DR 35</u>		
USE: <u>RESIDENTIAL - SINGLE FAMILY</u>		
PARCEL: <u>301</u>		
BLOCK: <u>C</u>		
LOT #	OWNER	RECORDED DB & FS.
1	CAPLAN, MEYERS & JEANETTE	4239, 371
2	ROSENBAUM, JULIUS & MIRIAM	4237, 371
3	FINE, BARBARA & PHYLIS E.	4240, 448
4	STOITSKY, JACK L. & LYNDA	5757, 361
ZZ	Cox, THERMON S & ALICE C.	6711, 725

SUBDIVISION: <u>STEVENSWOOD</u>		
ZONE: <u>DR 55</u>		
USE: <u>RESIDENTIAL - SINGLE FAMILY</u>		
PARCEL: <u>301</u>		
BLOCK: <u>D</u>		
LOT #	OWNER	RECORDED DB & PG
2	REICHLYN, ROSE	3953, 30

SUBDIVISION: STEVENSWOOD
 ZONE: DR 55
 USE: RESIDENTIAL - SINGLE FAMILY
 PARCEL: 825
 BLOCK: D

LOT #	OWNER	RECORDED DB & PG
1	BLOCK, NEILA D	8809, 509

SCALE: 1" = 200'

COORDINATES AND BEARINGS SHOWN REFER TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED UPON THE FOLLOWING TRAVERSE STATIONS:

STATIONS:
 X 5864 - NORTH 22390.19, WEST 48423.06
 X 11363 - NORTH 22818.22, WEST 46701.15

MAP REFERENCE: ROCKDALE, SHEET N.W. 6-H, 1"=200'
DATE OF PHOTOGRAPHY: JAN. 1986

[illegible]

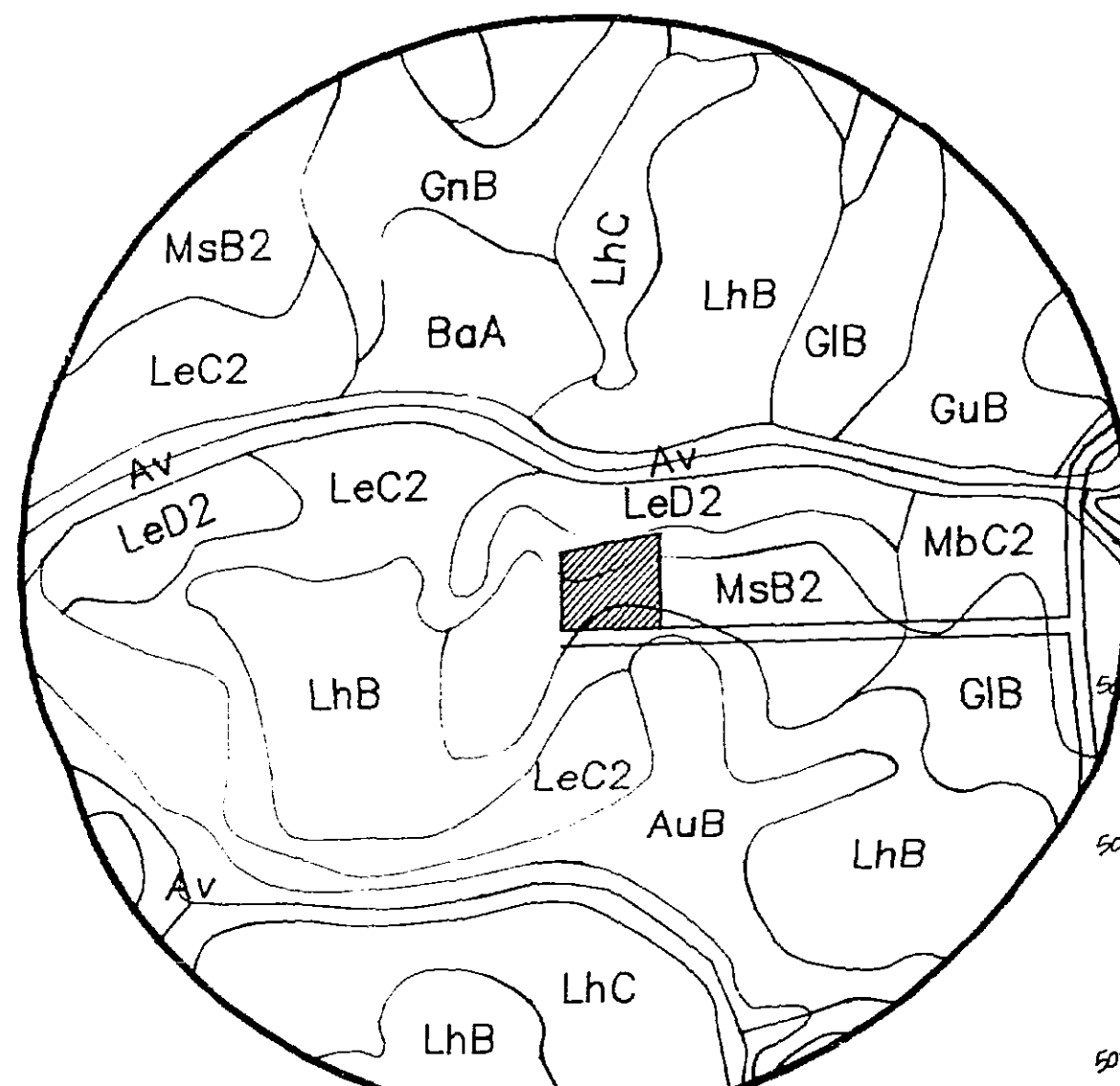
CIVIL ENGINEERS - SITE PLANNERS
117 JONES STREET, SUITE 201-A
LAX, VIRGINIA 22030 (703) 591-3

10617 JONES STREET, SUITE 201-A
FAIRFAX, VIRGINIA 22030 (703) 591-3491



PLAN TO ACCOMPANY
PUBLIC HEARING
FOR ZONING USE PERMIT
8401 CARLSON LANE
P/O PARCEL 655, LOT 3
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DESIGN: AL/SL	SCALE 1" = 20'	
DRAWN: LADI	SHEET	
CHECKED:	1 OF 2	
DATE: NOV. 27, 1990	JOB NO. 461	FILE NO. 46



SOILS MAP
SCALE: 1" = 600'
(MAP # 39 LEFT)

SYMBOL	DESCRIPTION	CHARACTERISTICS
LeC2	LEGORE SILT LOAM	SILT LOAM SILT LOAM CLAY POOR TOP SOIL WELL DRAINED
LeD2	LEGORE SILT LOAM	SILT LOAM, SILT LOAM CLAY POOR TOP CLAY WELL DRAINED
MsB2	MONTREAL TO	SILT LOAM, FAIR TOP SOIL WELL DRAINED

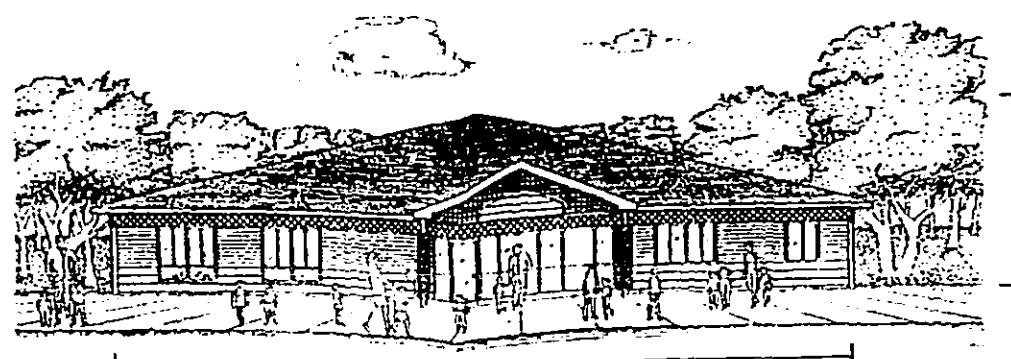
OWNER
MARK D. SUGARMAN, ADMINISTRATOR
BALTIMORE GENERAL HOSPITAL, INC.
5401 OLD COURT ROAD
RANDALLSTOWN, MD 21133
(301) 521-2200
(301) 521-2911 (FAX)

APPLICANT
MARK L. ROSENBERG, ESQ.
THE KID'S PLACE
6101 SHADY OAK LANE
BETHESDA, MD 20817
(202) 659-2799

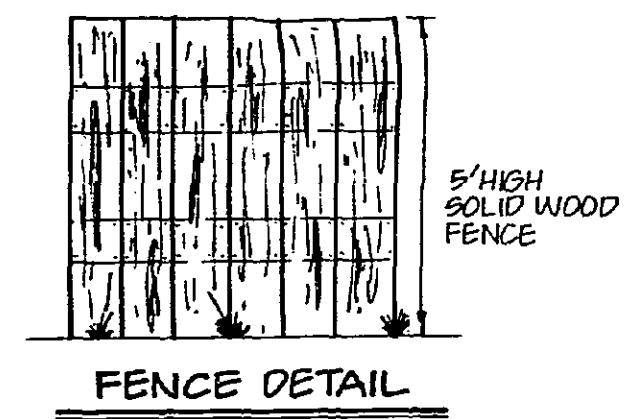
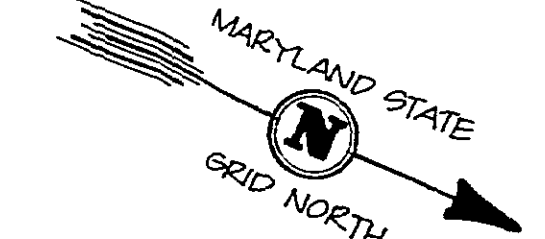
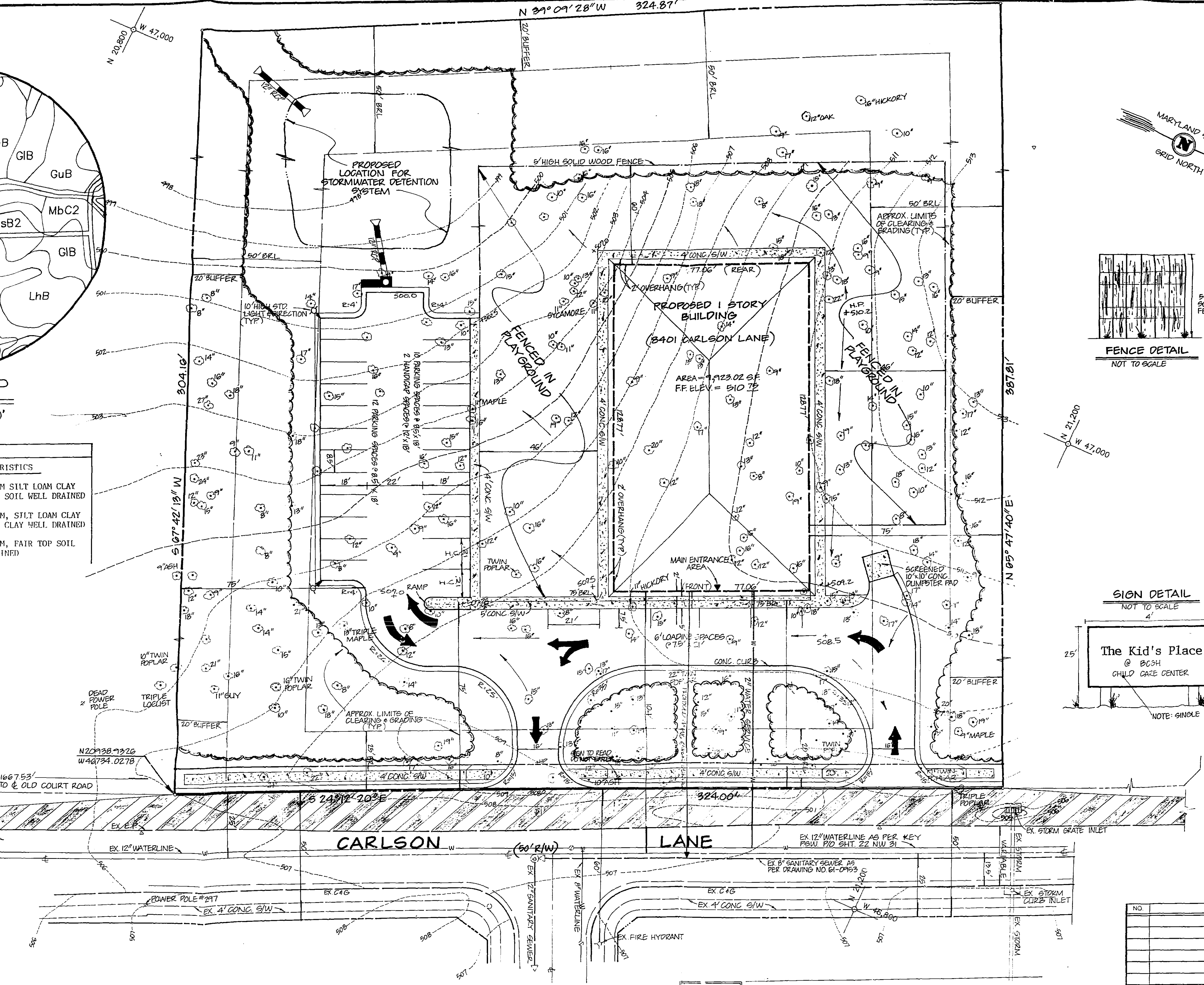
ATTORNEYS
ROBERT A. HOFFMAN, ESQ.
VENABLE, BAETJER AND HOWARD
210 ALLEGHENY AVENUE
TOWSON, MD 21285-5517
(301) 823-4111
(301) 821-0147 (FAX)

ARCHITECT
LATHAM & TAYLOR, P.C.
6935 WISCONSIN AVENUE, SUITE 208
CHEVY CHASE, MD 20815
(301) 986-5222

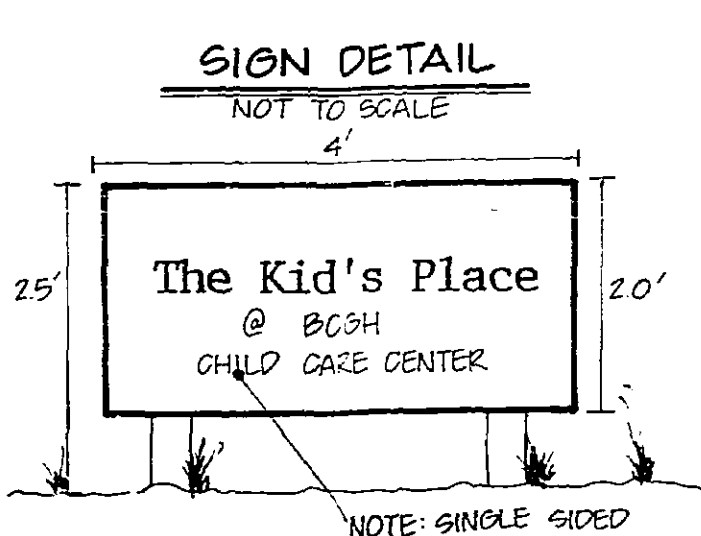
DEVELOPER
JOHN IVES
PARAGON CONSTRUCTION & DEVELOPMENT, INC.
2800 ZELDA ROAD, SUITE 100
MONTGOMERY, AL 36106
(205) 271-3000
(205) 271-5877 (FAX)



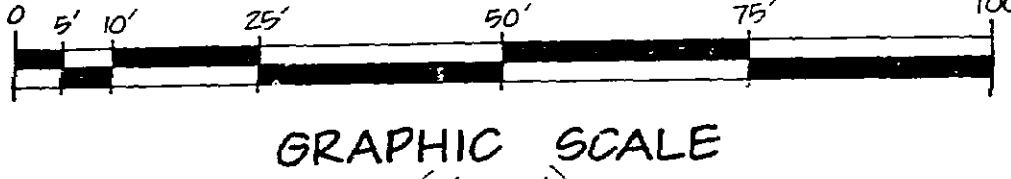
FRONT ELEVATION



FENCE DETAIL
NOT TO SCALE



SIGN DETAIL
NOT TO SCALE



GRAPHIC SCALE
(1" = 20')

NOTES

- PROPERTY ZONED D.R. 5.5
- 2nd ELECTION DISTRICT.
- 2-C-2 COUNCILMANIC DISTRICT.
- 32-G-1 ADC MAP NO.
- NET AREA: 102,007 SF (2.11 AC)
GROSS AREA: 118,208 SF
- F.A.R. 9,923/118,208 = 0.08
- A.O.S.: NONE REQUIRED.
- PARKING DATA: DAY CARE SCHOOL
1 STALL PER EMPLOYEE ON LARGEST
SHIFT, BUT NOT LESS THAN 2.22 EMPLOYEES.
PROVIDED:
22 STANDARD STALLS (8.5' X 18.0')
2 HANDICAPPED STALLS (12.0' X 18.0')
6 LOADING STALLS (7.5' X 21')
- ALL PARKING AREAS TO BE BITUMINOUS
PAVEMENT WITH PERMANENT STRIPPING.
- ADDRESS: 8401 CARLSON LANE.
- SIGHT DISTANCES EXCEED 200 FEET AT
THE CURB LINE.
- POSTED SPEED IS 25 M.P.H.
- STORM WATER DRAINAGE SYSTEM TO
PROVIDE 0% INCREASE IN RUNOFF AT
THE TEN YEAR DESIGN STORM.
- ALL LIGHTING TO BE MOUNTED ON 10'
STANDARDS AND SHIELDED FROM ADJOIN-
ING PROPERTIES.
- DETERMINATION REQUESTED FROM SECTION 424.7 C.
DROP OFF AREA SHALL BE LOCATED IN THE SIDE OR
REAR YARDS UNLESS THERE WILL BE NO ADVERSE IMPACT
BY USING THE FRONT YARD.
- ALL ADJOINING LOTS ARE ZONED D.R. 5.5
- ALL EXISTING STRUCTURES ARE SCALED FROM
MAP REFERENCE: ROCKDALE, SHEET N.W. 6-H,
1" = 200', DATE OF PHOTOGRAPHY JAN. 1986.
- COORDINATES AND BEARINGS SHOWN REFER TO THE
SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE
COUNTY METROPOLITAN DISTRICT AND ARE BASED UPON
THE FOLLOWING TRAVERSE STATIONS:
5864: 22390.19 NORTH, 48423.06 WEST
11363: 22818.22 NORTH, 48701.15 WEST
- PROJECT TO CONNECT TO EXISTING 8" SANITARY SEWER AND
12" WATER LINE IN CARLSON ROAD AS SHOWN ON KEY P.S.W.
P/O SHT. 22 OF N.W.31
- ZONING REQUIREMENTS:

PETITIONER'S
AFTER RECEIVED
EXHIBIT A

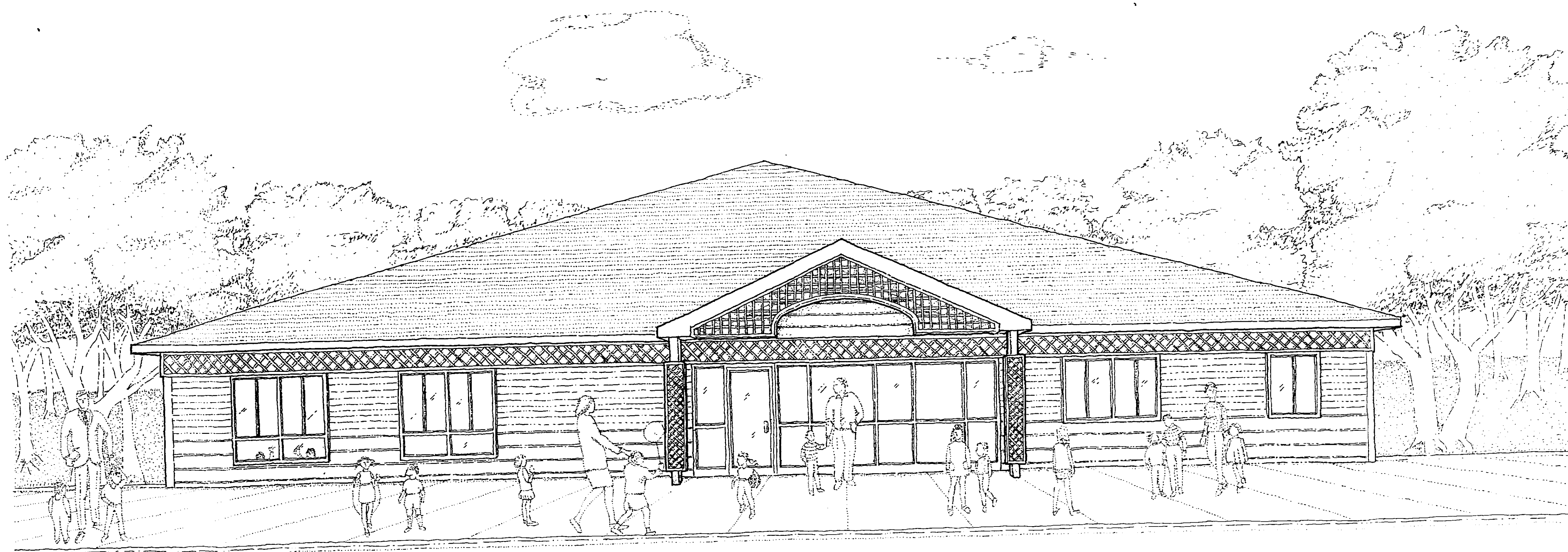
NO.	REVISION	DATE	BY



**STEVENSON ENGINEERING
ASSOCIATES, INC.**
CIVIL ENGINEERS - SITE PLANNERS
10617 JONES STREET, SUITE 201-A
FAIRFAX, VIRGINIA 22030 (703) 591-3491

PLAN TO ACCOMPANY **PUBLIC HEARING**
FOR ZONING USE **(8401 CARLSON LANE)**
THE KID'S PLACE
2nd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DESIGN: AL/SL	SCALE: 1" = 20'
DRAWN: LADI	SHEET: 2 OF 2
CHECKED:	
DATE: NOV. 27, 1990	JOB NO.: 461 FILE NO.: 461



ELEVATION

THE KID'S PLACE

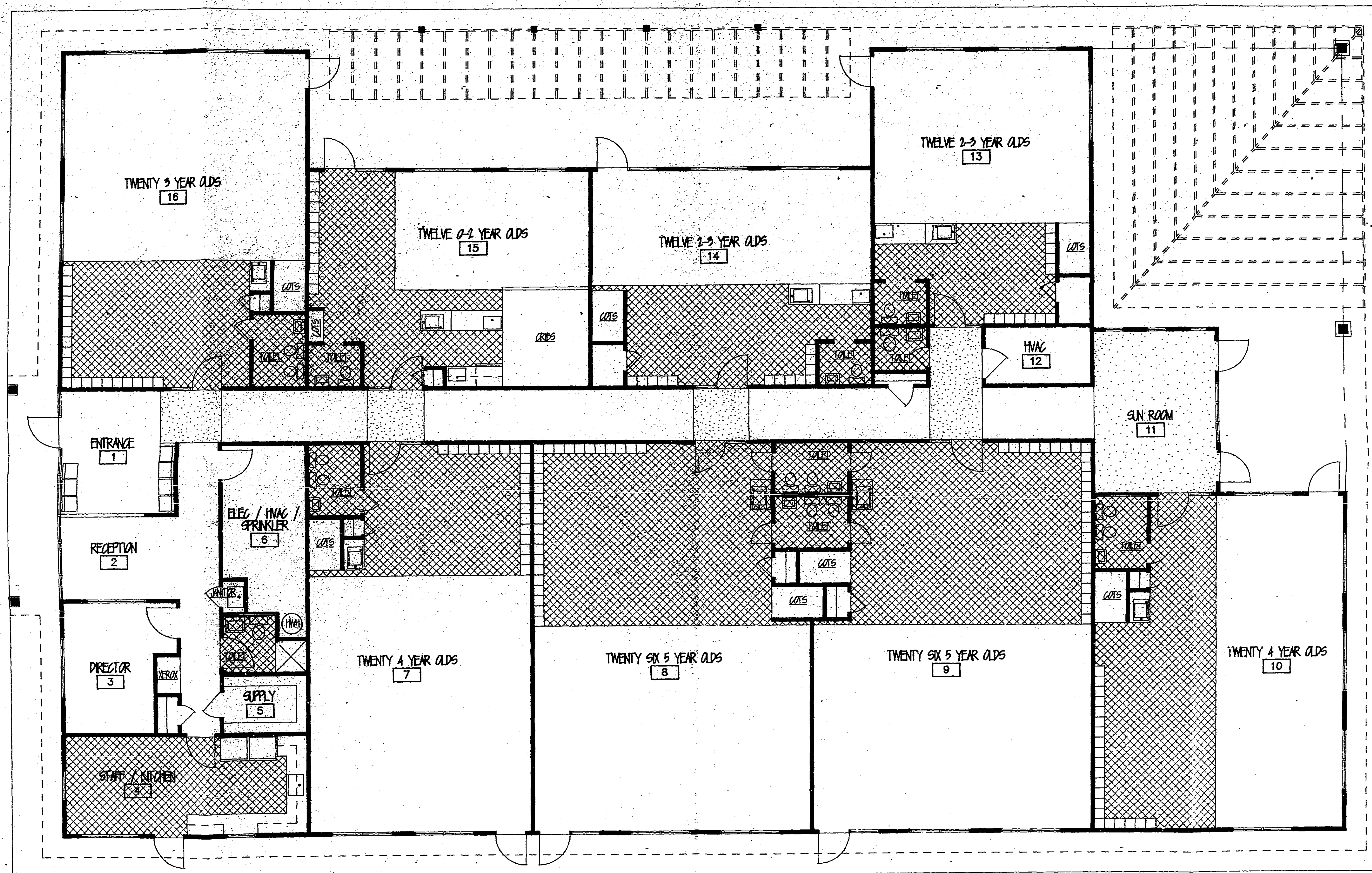
1 AUGUST, 1990

90031

ARCHITECTS LATHAM & TAYLOR, P.C.
6095 WISCONSIN AVENUE, CHEVY CHASE, MD
301-986-5122

PETITIONER'S
EXHIBIT 4

91-220
SPHX



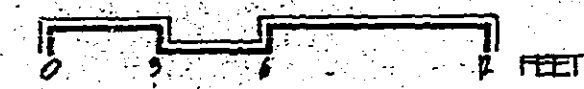
PETITIONER'S
EXHIBIT 5

91-220
SPHX

SCHEMATIC FLOOR PLAN

THE KID'S PLACE

3/16" = 1'-0"



1 AUGUST, 1990

90031

ARCHITECTS LATHAM & TAYLOR, P.C.
1095 WISCONSIN AVENUE, CHEVY CHASE, MD
202-306-5222

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 17, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-220-SF06
4/S Carlson Lane, 1667.51' S Old Court Road
8401 Carlson Lane
2nd Election District - 2nd Councilmanic
Legal Owner(s): Baltimore County Hospital and Health System, Inc.
Lessee of Improvements: Kids Place, Inc.
HEARING: TUESDAY, FEBRUARY 5, 1991 at 9:30 a.m.

Special Hearing to approve the use of a group child care center, Class B, within a hospital.

Special Exception for a group child care center, Class B, with a drop-off and delivery area in the front yard.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Baltimore County General Hospital
Mark L. Spensberg
Robert A. Hoffman, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 28, 1991

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 227, Case No. 91-220-SF06
Petitioner: Baltimore County Hospital
Special Hearing and
Zoning Variance

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Over
JAMES E. OVER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Robert Fischer
Baltimore County Hospital and Health
5401 Old Court Road
Baltimore, MD 21133

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
5th day of February, 1990.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Over
Chairman,
Zoning Plans Advisory Committee

Petitioner: Baltimore County Hospital and Health

Petitioner's Attorney: Robert A. Hoffman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: January 16, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Baltimore County Hospital and Health System,
Item No. 227

The petitioner requests a Special Exception and a Special Hearing to approve a Class "B" group child care center.

In reference to the petitioner's request, staff offers the following comments:

- CRG approval for this project is required.
- The need for quality day care facilities located throughout the county is recognized by staff. However, in each instance, the suitability of the sites must be analyzed in terms of compatibility with the existing community; i.e., design, traffic impact, landscape treatment, and many other factors.

A suitable day care operation at this location would serve the community well; however, in the instant case, this office has found that the applicant's parcel is part of a larger tree-covered site. As indicated on the plan accompanying the petitioner's request, the proposed day care facility will be located at the south end of the property. This office questions the siting of the proposed building and would recommend that the facility be located closer to the hospital complex.

Should the petitioner's request be granted, staff recommends the following conditions:

- Prior to the issuance of any building permit, the applicant shall file a landscape plan with the deputy director of the Office of Planning and Zoning. Said plan should include an enhanced landscape treatment along Carlson Lane.

received
1/19/91

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

12/14/90
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 227, Zoning Advisory Committee Meeting of December 18, 1990

Property Owner: *Baltimore Co. Hospital and Health System, Inc.*

Location: *8401 Carlson Lane* District: *2*

Water Supply: *public* Sewage Disposal: *public*

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- (x) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- (x) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____, conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (x) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others

received
12/14/90

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County Hospital and Health System, Item No. 227
Page 2
January 16, 1991

- The petitioner should also submit an elevation and architectural plan for the building and sign element prior to the issuance of building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM227/2AC1

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Duxey Avenue, Suite 405
Towson, MD 21204

887-3554
FAX 887-5781

January 8, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 216, 217, 218, 220, 223, 227 and 229.

Very truly yours,

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lvd

RECEIVED
JAN 9 1991
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
DECEMBER 11, 1990

received
12/13/90

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 227
PROPERTY OWNER: Legal Owner: Baltimore County Hospital & Health System, Inc. 8401 Carlson Lane, Towson, MD 21204
Improvements: 8401 Carlson Lane, 1667.51' S Old Court Road
LOCATION: 8401 Carlson Lane, 1667.51' S Old Court Road
(8401 Carlson Lane)
ELECTION DISTRICT: 2nd
COUNCILMANIC DISTRICT: 2nd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- (x) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
 - () PARKING LOCATION (x) RAMPS (degree slope)
 - () NUMBER PARKING SPACES (x) CURB CUTS
 - (x) BUILDING ACCESS (x) SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (x) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS ARE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-86 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-8.

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(801) 887-4500
Paul H. Reincke
Chief

DECEMBER 13, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: BALTIMORE COUNTY HOSPITAL
AND HEALTH SYSTEM, INC.

Location: #8401 CARLSON LANE

Item No.: 227 Zoning Agenda: DECEMBER 16, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. SECTION 10-7

REVIEWER: *Pat Keller* 12-13-90 Noted and Approved
Planning/Group Fire Prevention Bureau
Special Inspection Division

JR/REK

received
12/14/90

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner
FROM: Leslie M. Pittler, Director, Department of Community Development
SUBJECT: Baltimore County General Hospital

The Office for Children has been working closely with Mark Shugartman, Senior Vice President of Baltimore County General Hospital, providing technical assistance for the planned child care center for the employees of the hospital. Because of Baltimore County's commitment to making quality child care accessible, it is necessary for this project to move forward as quickly as possible. I am requesting that you consider placing this hearing on the agenda as soon as possible.

Thank you for your past support regarding child care issues that benefit the citizens of Baltimore County.

#227 - 8401 CARLSON LN - CAM 11-30-90
GIVEN - SCHEDULED BEFORE ZC ON 2-5-91 (9:30)

RECEIVED
DEC 17 1990
ZONING OFFICE

AFFIDAVIT

State of Maryland:
County of Baltimore:

I, ELLA WHITE CAMPBELL, (name) PRESIDENT (office) of the STEVENSWOOD IMPROVEMENT ASSOCIATION (name of Association), do hereby state, affirm and swear to the following:

1. That the STEVENSWOOD IMPROVEMENT ASSOC. (name of Association) has 250 (no.) members;
2. That the geographic boundaries of the STEVENSWOOD IMPROVEMENT ASSOC. (name of Association)

is as follows:

CARLSON LANE, COURTLIGHT DRIVE, PEN VALLEY RD. (names of Street boundaries on north, south, east and west sides of community)

3. That BEN MARKS, IDA MILLER & ELLA CAMPBELL are the (name of person who will be testifying)

chairperson(s) of the zoning committee of the STEVENSWOOD IMPROVEMENT ASSOC. (name of Assoc.)

and are authorized to speak on behalf of said association on zoning matters;

4. That on 8/14/90, the Board of Directors/Executive Board of the STEVENSWOOD IMP. ASSOC. (name of Association) voted to:

OPPOSE THE DAY CARE CENTER FOR BOTH UNLESS INGRESS AND EGRESS (state plan on issue)
ARE CHANGED.

I herewith state, affirm and swear that all the above information is true and accurate to the best of knowledge and belief.

Sworn to and subscribed before me this 4 Day of Feb, 1991
Notary Public in and for the State of Maryland
My commission expires: SEP 1 1992

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

CRG DATE: 3/28/91
PRE-CRG DATE: 3/18/91

PROJECT NAME: The Kid's Place

PLAN: 2/25/91

LOCATION: SW/S Carlson Lane,
SE of Old Court Road

REV.: REV.:

DISTRICT: 2c2

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The zoning hearing and C.R.G. plans have been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify details necessary in order to determine compliance with these requirements. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts (whether previously identified or not) well in advance of any expected final zoning approvals. The intent of the developer must be clear on the C.R.G. plan and any zoning requirements, restrictions and details must be addressed on the C.R.G. plan. When the public hearing was requested, the assistance received at the time of filing the zoning petition and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of the previous and any possible future public hearing requests:

1. Zoning History - Under title, reference zoning case #91-220-SPHX (item #227). On 11/30/90, the following zoning petitions were filed for Baltimore County Hospital and Health in this office:
A. Special Exception for a Class "B" group child care center in a D.R.-5.5 zone under Section 424.5.A of the B.C.Z.R. with a drop-off and delivery area in the front yard as may be permitted under Section 424.7 (B.C.Z.R.).
B. Special Hearing to approve a use as of right of a group child care center, Class "B", within a hospital under Section 424.2.C of the B.C.Z.R.

The public hearing was held on 2/5/91 before the Zoning Commissioner and there has been no decision as of this writing. If granted, the plan must be revised if necessary in compliance with the decision including the listing and compliance with any restrictions.

February 10, 1990

Mr. J. Robert Haines
Zoning Commissioner, Baltimore County
Office of Planning and Zoning
111 W. Chesapeake Ave.
Towson, MD 21204

Dear Sir:

As a resident of the Stevenswood community, I'd like to publicly express my support for the Baltimore County General Hospital child care center project. The Hospital is to be commended for its efforts to provide a quality child care facility for its staff and neighboring communities.

I am familiar with the need for child care in the state of Maryland. Until the birth of my twins this past December, I've been employed as a sales consultant with a firm that supplies Early Childhood programs and have had ample opportunity to meet with Early Childhood professionals and discuss current child care issues. The Maryland Committee for Children, of which I am a member, states that demand for out-of-home care exceeds supply by two to one. The Hospital has wisely chosen to offer on-site child care in order to retain nursing staff, as is the national trend for hospitals.

While I fully support the center plans, I am concerned about its impact on neighborhood traffic. I've discussed the issue with several neighbors, and there seems to be agreement that speed bumps might solve the problem of non-resident drivers speeding through our neighborhood. Increased traffic volume is a given with such an endeavor; however, proper precautions could allay our fears of hazard to our community. I welcome contact from County officials regarding optimal traffic precautions.

Thank-you for considering my views.

Sincerely,
Christine E. Fearman
Christine E. Fearman
8517 Stevenswood Road
Baltimore, MD 21207
(301) 655-6670

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: February 4, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Baltimore County Hospital and Health System,
Item No. 227 - ADDENDUM

In the opinion of the director of the Office of Planning and Zoning, there will be no adverse impact by using the front yard for a drop off or delivery area.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM227.ADD/2AC1

Shirley Cohen
3420 Edcrest Road
Baltimore, Maryland 21207

February 6, 1991

Dear Sir,
as a homeowner in the wood for 15 years, I am urged that a number of members of this community have objections regarding a children's day care center being planned by Baltimore County General Hospital at Carlson Lane. I feel that these people are pumping in negative conclusions without examining with the planners, even though they were afforded that opportunity.
Most hospitals now are leaning toward day care for employees' children. BCGH would also include these families in the wood who would like to use the facility. Hospital people work staggered shifts so that traffic flow would be at varying times.

Shirley Cohen
3420 Edcrest Road
Baltimore, Maryland 21207

I feel that we in the community pretty benefit by having a good hospital so near, so we should do whatever we can to support it. After all, children in the future and we should do all we can to see that they get proper care while parents are at work.

Very truly yours,
Shirley Cohen

THE KID'S PLACE

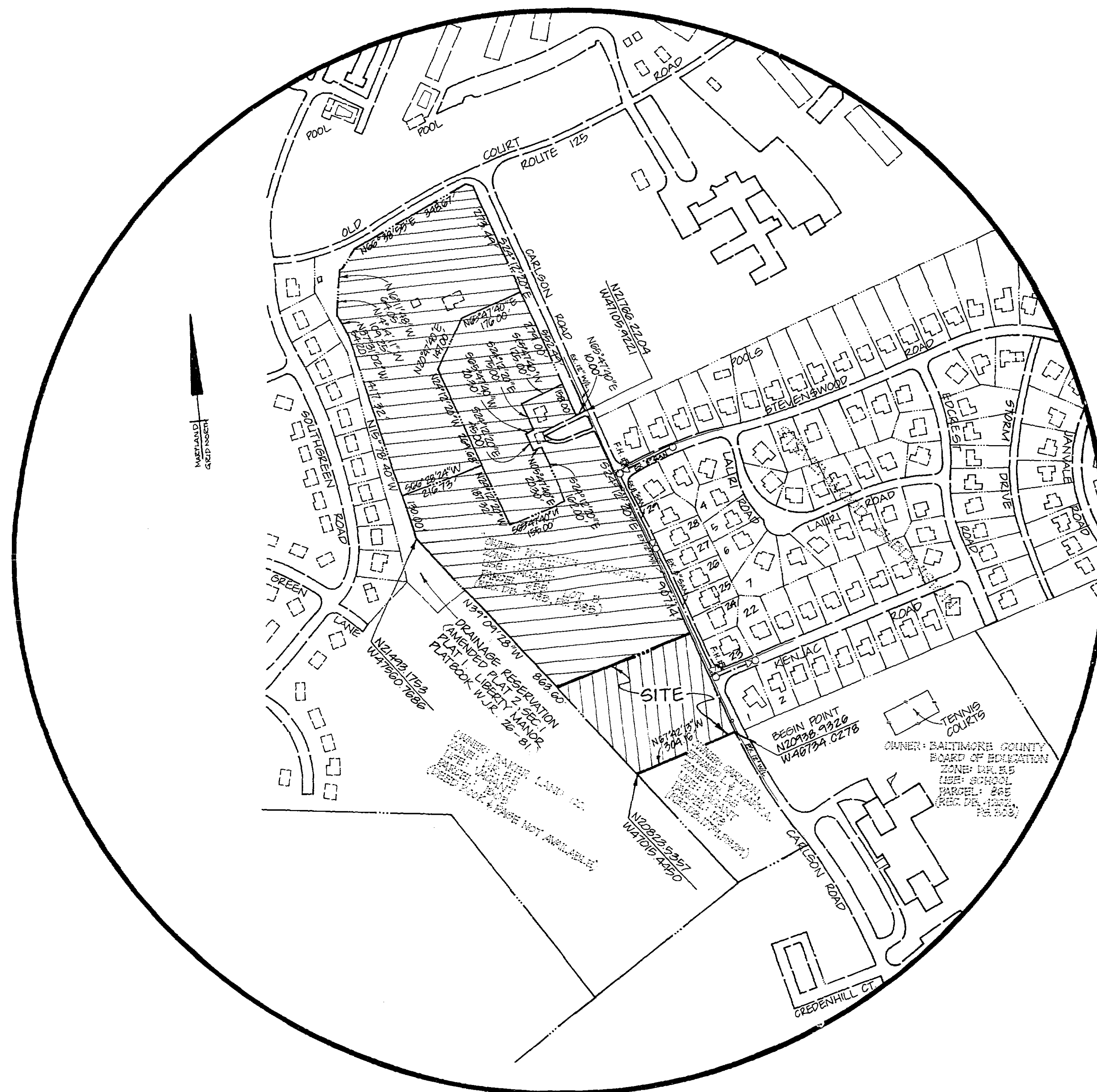
LOT TABULATIONS

SUBDIVISION: STEVENSWOOD		
ZONE: DR 55		
USE: RESIDENTIAL - SINGLE FAMILY		
PARCEL: 825		
BLOCK: C		
LOT #	OWNER	RECORDED DB & PG
23	GERBER, LEE A. & DOROTHY	4327, 311
24	FORBES, ANITA G. & GAMPSON - & MARTIN, RUTH	8172, 782
25	MAKER, WILLIAM JR. & LILLIE M.	8234, 692
26	BOOKOFF, ALLEN E. & BARBARA	5383, 872
27	ROSENFELD, STANLEY N. & SHEILA B.	4303, 440
28	SHWARTZ, PAUL ET AL.	4303, 203
29	SCHNAPER, JOSEPH	5711, 509

SUBDIVISION: STEVENSWOOD		
ZONE: DR 55		
USE: RESIDENTIAL - SINGLE FAMILY		
PARCEL: 301		
BLOCK: C		
LOT #	OWNER	RECORDED DB & PG
4	GAPLAN, MEYERS & JEANETTE	4235, 379
5	ROSENBAUM, JULIUS & MIRIAM	4264, 399
6	FINE, BERNARD A. & PHYLLIS I.	4246, 448
7	STOTSKY, JACK L. & LYNDA	5757, 361
22	COX, THERMON S. & ALICE C.	6771, 725

SUBDIVISION: STEVENSWOOD		
ZONE: DR 55		
USE: RESIDENTIAL - SINGLE FAMILY		
PARCEL: 301		
BLOCK: D		
LOT #	OWNER	RECORDED DB & PG
2	REICHLYN, ROSE	3953, 30

SUBDIVISION: STEVENSWOOD		
ZONE: DR 55		
USE: RESIDENTIAL - SINGLE FAMILY		
PARCEL: 825		
BLOCK: D		
LOT #	OWNER	RECORDED DB & PG
1	BLOCK, NEILA D.	6809, 509



VICINITY MAP

SCALE: 1" = 200'

NOTE:

COORDINATES AND BEARINGS SHOWN REFER TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED UPON THE FOLLOWING TRAVERSE STATIONS:

X 5864 - NORTH 22390.19, WEST 48423.06
X 11363 - NORTH 22818.22, WEST 46701.15

MAP REFERENCE: ROCKDALE, SHEET N.W. 6-11, 1" = 200'
DATE OF PHOTOGRAPHY: JAN. 1986

91-220-SPHX

PETITIONER'S
EXHIBIT 1A

NO.	REVISION	DATE	BY



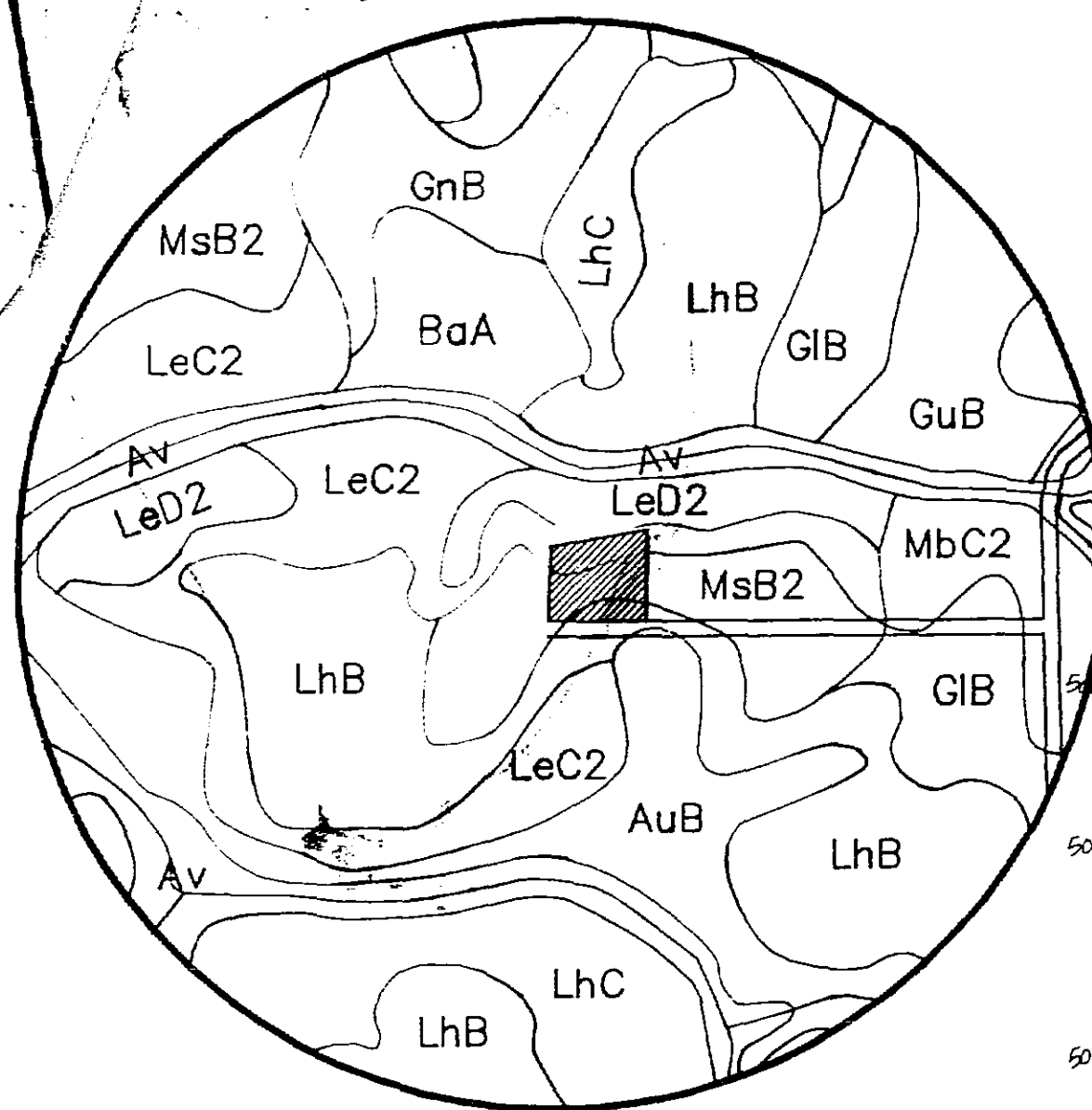
**STEVENSON ENGINEERING
ASSOCIATES, INC.**

CIVIL ENGINEERS - SITE PLANNERS
10617 JONES STREET, SUITE 201-A
FAIRFAX, VIRGINIA 22030 (703) 591-3491

PLAN TO ACCOMPANY
PUBLIC HEARING
FOR ZONING USE PERMIT
8401 CARLSON LANE
P/O PARCEL 655, LOT 3

2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DESIGN AL/SL	SCALE 1" = 20'
DRAWN LADI	SHEET
CHECKED	1 OF 2
DATE NOV 27, 1986	JOB NO. 461
	FILE NO. 461



SOILS MAP

SCALE: 1" = 600'
(MAP # 39 LEFT)

SYMBOL	DESCRIPTION	CHARACTERISTICS
LeC2	LEONORE SILT LOAM	SILT LOAM SILT LOAM CLAY POOR TOP SOIL WELL DRAINED
LeD2	LEONORE SILT LOAM	SILT LOAM, SILT LOAM CLAY POOR TOP CLAY WELL DRAINED
MsB2	MONTREALT	SILT LOAM, FAIR TOP SOIL WELL DRAINED

OWNER

MARK D. SUGARMAN, ADMINISTRATOR
BALTIMORE GENERAL HOSPITAL, INC.
5401 OLD COURT ROAD
RANDALLSTOWN, MD 21133
(301) 521-2200
(301) 521-2911 (FAX)

APPLICANT

MARK L. ROSENBERG, ESQ.
THE KID'S PLACE
6101 SHADY OAK LANE
BETHESDA, MD 20817
(202) 659-2799

ATTORNEYS

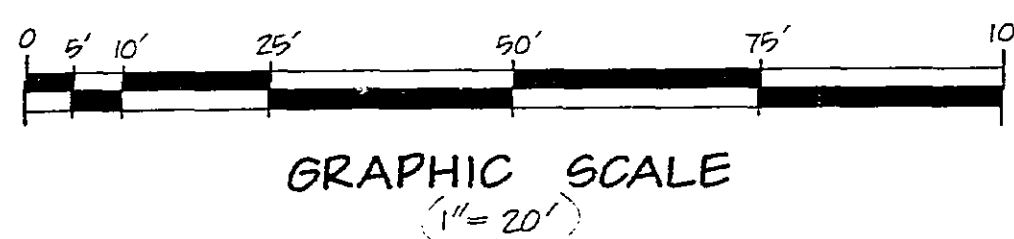
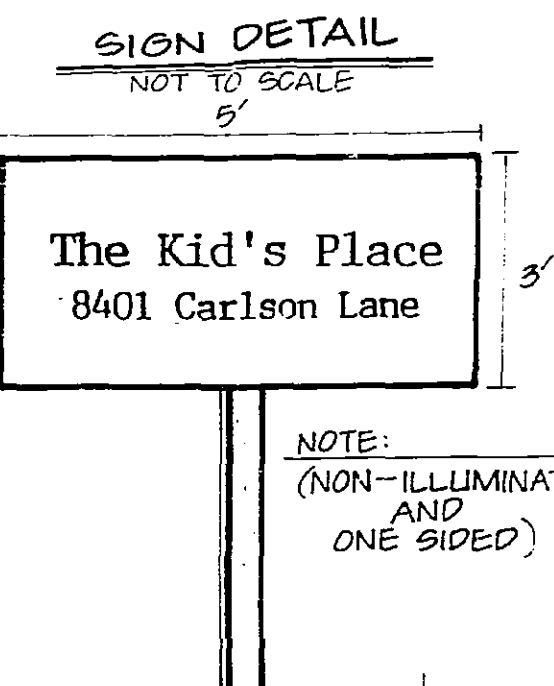
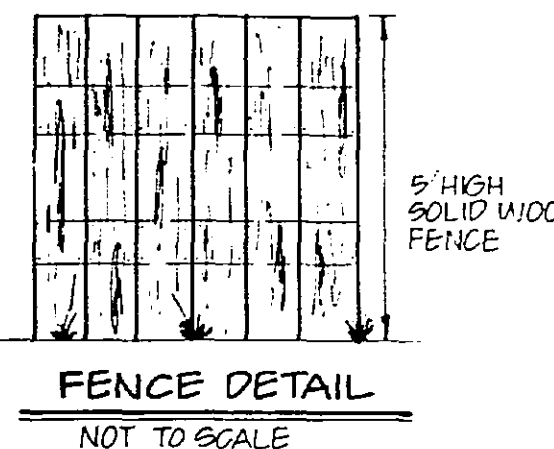
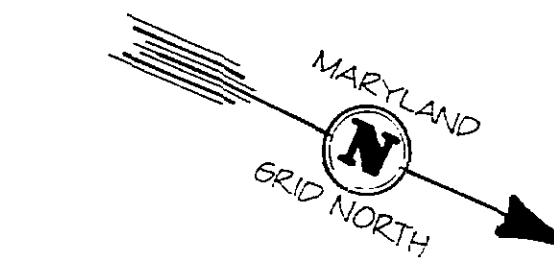
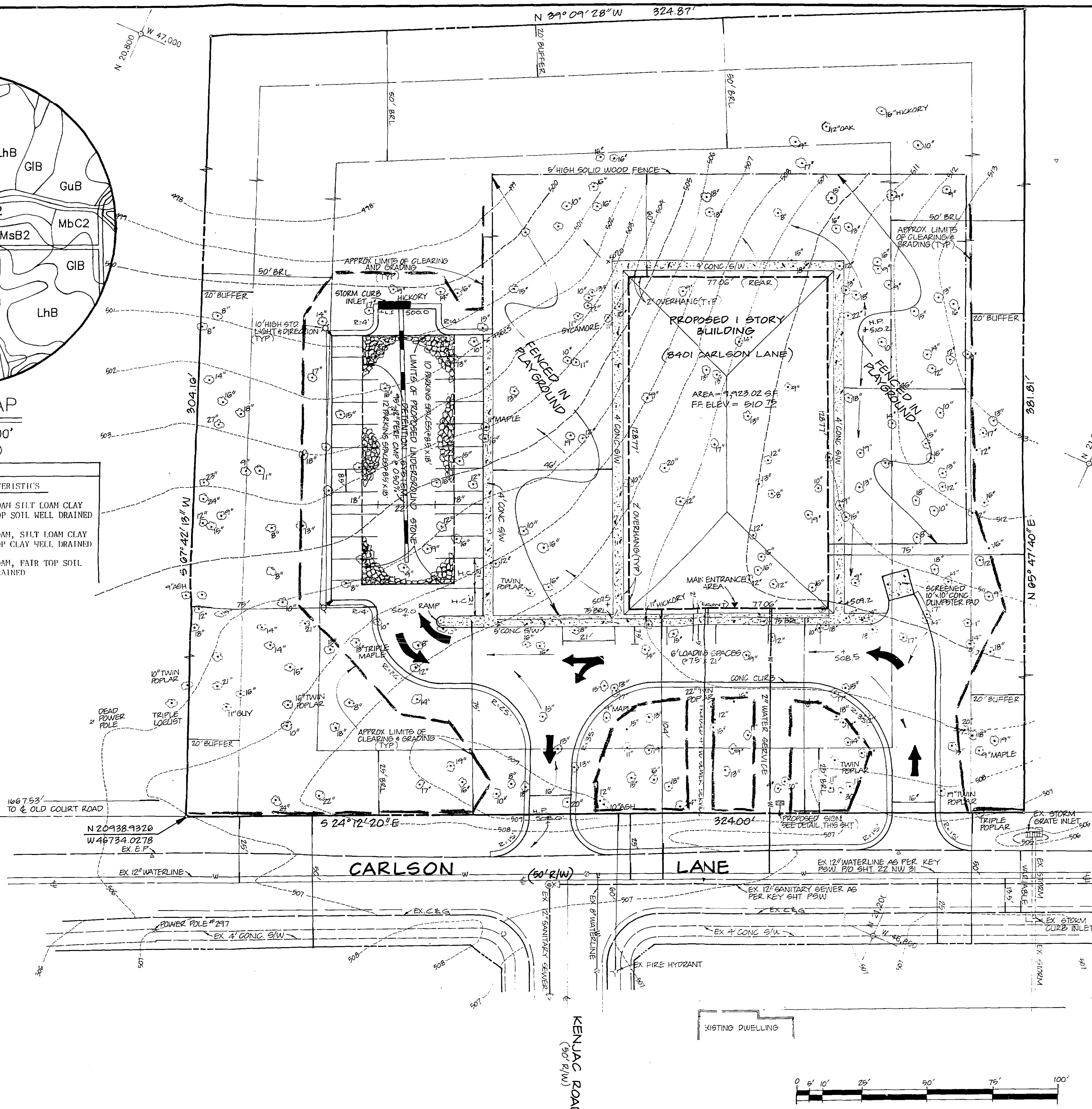
ROBERT A. HOFFMAN, ESQ.
VENABLE, BAETJER AND HOWARD
210 ALLEGHENY AVENUE
TOWSON, MD 21285-5517
(301) 823-4111
(301) 821-0147 (FAX)

ARCHITECT

LATHAM & TAYLOR, P.C.
6935 WISCONSIN AVENUE, SUITE 208
CHEVY CHASE, MD 20815
(301) 986-5222

DEVELOPER

JOHN IVES
PARAGON CONSTRUCTION & DEVELOPMENT, INC.
2800 ZELDA ROAD, SUITE 100
MONTGOMERY, AL 36106
(205) 271-3000
(205) 271-5877 (FAX)



NOTES

- PROPERTY ZONED D.R. 5.5
- 2nd ELECTION DISTRICT.
- 2-C-2 COUNCILMANIC DISTRICT.
- 32-G-1 ADC MAP NO.
- NET AREA: 121,317 SF
GROSS AREA: 128,177 SF
- F.A.R. 9,923/126,177 = 0.08
- A.O.S.: NONE REQUIRED.
- PARKING DATA: DAY CARE SCHOOL
1 STALL PER EMPLOYEE ON LARGEST SHIFT, BUT NOT LESS THAN 2. 22 EMPLOYEES.
PROVIDED:
22 STANDARD STALLS (8.5' X 18.0')
2 HANDICAPPED STALLS (12.0' X 18.0')
6 LOADING STALLS (7.5' X 21')
- ALL PARKING AREAS TO BE BITUMINOUS PAVEMENT WITH PERMANENT STRIPPING.
- ADDRESS: 8401 CARLSON LANE.
- SIGHT DISTANCES EXCEED 200 FEET AT THE CURB LINE.
- POSTED SPEED IS 25 M.P.H.
- STORM WATER DRAINAGE SYSTEM TO PROVIDE 0% INCREASE IN RUNOFF AT THE TEN YEAR DESIGN STORM.
- ALL LIGHTING TO BE MOUNTED ON 10' STANDARDS AND SHIELDED FROM ADJOINING PROPERTIES.
- DETERMINATION REQUESTED FROM SECTION 424.7 C., DROP OFF AREA SHALL BE LOCATED IN THE SIDE OR REAR YARDS UNLESS THERE WILL BE NO ADVERSE IMPACT BY USING THE FRONT YARD.
- ALL ADJOINING LOTS ARE ZONED D.R. 5.5
- ALL EXISTING STRUCTURES ARE SCALED FROM MAP REFERENCE: ROCKDALE, SHEET N.W. 6-H, 1" = 200', DATE OF PHOTOGRAPHY JAN. 1986.
- COORDINATES AND BEARINGS SHOWN REFER TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED UPON THE FOLLOWING TRAVERSE STATIONS:
5864: 22390.19 NORTH, 48423.06 WEST
11363: 22818.22 NORTH, 46701.15 WEST
- PROJECT TO CONNECT TO EXISTING 8" SANITARY SEWER AND 12" WATER LINE IN CARLSON ROAD AS SHOWN ON KEY P.S.W. P/O SHT. 22 OF N.W.31
- ZONING REQUIREMENTS:

CRITERIA	REQUIRED	PROVIDED
LOT SIZE: 1 AC. FIRST 40 CHILDREN PLUS 500 S.F./ADDITIONAL CHILD.	94,600 S.F.	121,317 SF
SETBACKS:		
FRONT	25 FT.	79 FT.
SIDE W/BUFFER	50/20 FT.	75/20 FT.
REAR W/BUFFER	50/20 FT.	90/20 FT.
MAXIMUM HEIGHT	35 FT.	LESS THAN 35 FT.
IMPERVIOUS	25%	23%
	29,500	126,177

PETITIONER'S EXHIBIT 1

41-220 SPHX

NO.	REVISION	DATE	BY



STEVENSON ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS - SITE PLANNERS
10617 JONES STREET, SUITE 201-A
FAIRFAX, VIRGINIA 22030 (703) 591-3491

PLAN TO ACCOMPANY PUBLIC HEARING
FOR ZONING USE (8401 CARLSON LANE)
THE KID'S PLACE
2nd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DESIGN: AL / SL	SCALE: 1" = 20'
DRAWN: LAD	SHEET: 2 OF 2
CHECKED:	
DATE: NOV. 27, 1990	JOB NO. 461
	FILE NO. 461